



GRASSROOTS
REALTY GROUP

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16207 Shawfield Drive SW
Calgary, Alberta

MLS # A2317031



\$539,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,141 sq.ft.	Age:	1990 (36 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Level, Low Maintenance		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Kitchen Island, No Smoking Home, Storage, Wet Bar		

Inclusions: na

Welcome to this well-maintained and incredibly functional 5-bedroom home in the heart of Shawnessy! Offering over 2,100 sq. ft. of developed living space, this home provides the perfect combination of comfort, flexibility, and value for growing families, first-time buyers, or investors alike. The bright and inviting main floor features a spacious living room filled with natural light, a functional kitchen with ample cabinetry and workspace, and a dining area perfect for family meals and entertaining. Three generously sized bedrooms and a full bathroom complete the main level, providing an ideal layout for everyday living. The fully developed basement significantly expands the living space and includes two additional bedrooms, a second full bathroom, and a large recreation area that can easily accommodate a home theatre, games room, gym, or play space for the kids. Step outside to enjoy the private backyard with plenty of room for summer BBQs, gardening, pets, or simply relaxing after a long day. The property also offers convenient off-street parking and excellent curb appeal. Located in the highly sought-after community of Shawnessy, you'll appreciate being just minutes from schools, parks, playgrounds, shopping, restaurants, public transit, the Shawnessy C-Train Station, and major roadways. This established southwest Calgary neighbourhood continues to be a favourite among families thanks to its mature trees, excellent amenities, and outstanding accessibility. Whether you're searching for a move-in-ready family home or an investment property with strong long-term potential, this is an opportunity you won't want to miss.